

CURVE TABLE:

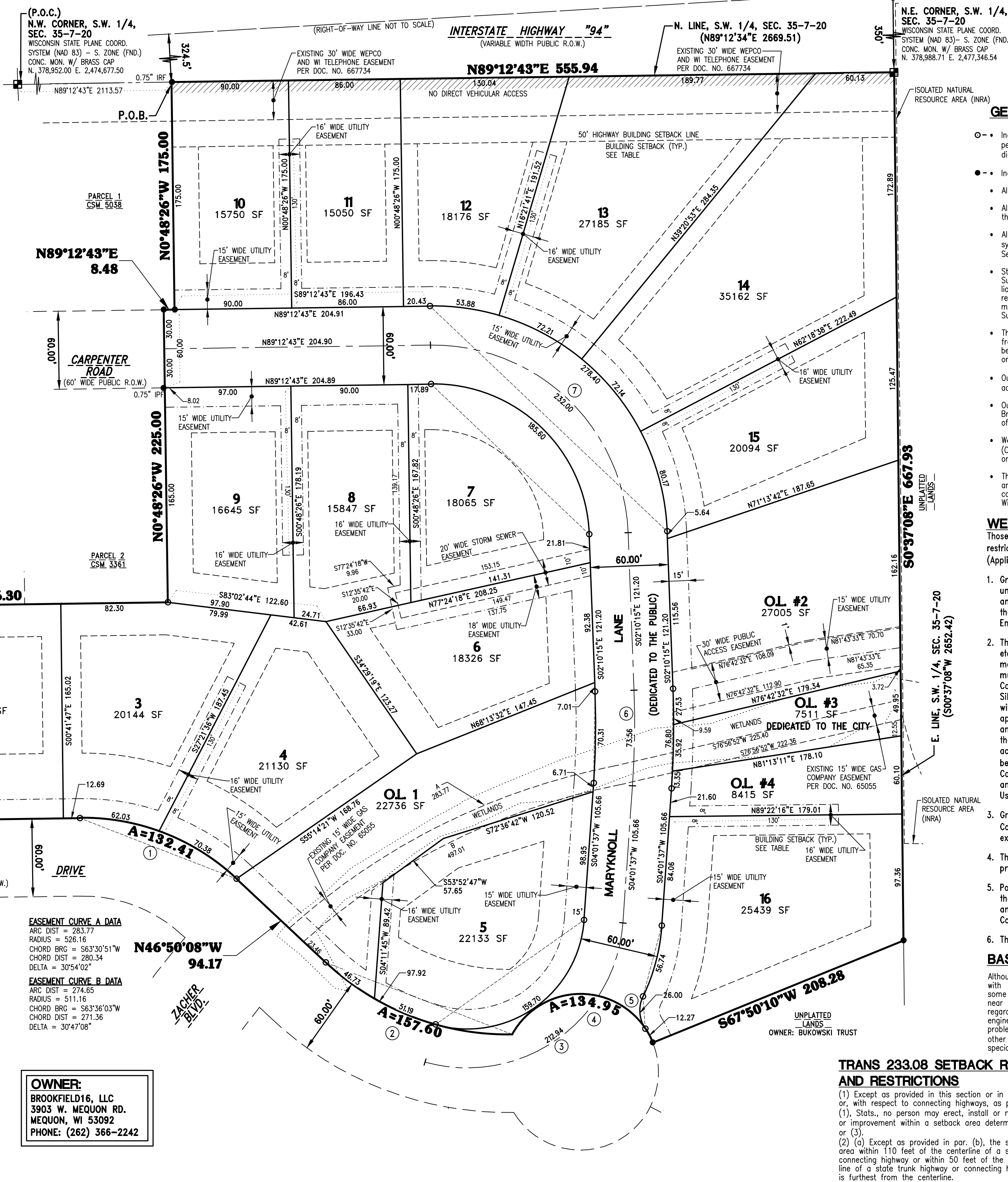
Table with 9 columns: NO., LOT(S), RADIUS, CENTRAL ANGLE, ARC, CHORD, CHORD BEARING, TANGENT IN, TANGENT OUT. It lists curve data for lots 1 through 16.

- Proposed PDD Lot Characteristics:  
Min. Lot Size = 15,000 s.f.  
Min. Lot Width = 85'  
Setbacks = 50' Front - Franklin Drive (Lots 1-5)  
35' Front - Maryknoll Lane (Lots 5, 16, 6-12)  
30' Front - Lots 13, 14, & 15  
Offsets = 12.5' Side - Lots 6-15 Note (20' off West line Lots 9 and 10)  
15' Side - Lots 1-5 and 16  
20' Side - Lots 1, 9 and 10 (West) Lot 16 (South)  
25' Rear - Lots 1-5 and 14 (East), 15, & 16  
50' Rear - Lots 10-14 (to I-94)

CARPENTER ROAD SUBDIVISION

BEING LANDS LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration



- GENERAL NOTES:
- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot.
- Indicates Found 1" Iron Pipe (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate system (NAD 1983 datum) - South Zone, in which the North line of the S.W. 1/4 of Section 35, is taken to bear North 89°12'43" East.
- Stormwater Management Facilities are located on Outlots 1, 2, & 4 of this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, & 4 of this Subdivision.
- Wetlands shown hereon were field delineated by Oneida Total Integrated Enterprises (OTIE) on June 21, 2018.

WETLAND RESTRICTIONS:
Those areas identified as Wetland on this Plat shall be subject to the following restrictions: (not applicable to artificial wetlands exempted by DNR) (Applicable to Outlots 1 and 3)
1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

- 2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within a Primary Environmental Corridor area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Ponds are prohibited in the isolated natural resource area.
6. The construction of buildings is prohibited.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction.
TRANS 233.08 SETBACK REQUIREMENTS AND RESTRICTIONS:
(1) Except as provided in this section or in s. Trans 233.11 or with respect to connecting highways, as provided in s. 86.16 (1), Stats., no person may erect, install or maintain any structure or improvement within a setback area determined under sub. (2) or (3).
(2) (a) Except as provided in par. (b), the setback area is the area within 110 feet of the centerline of a state trunk highway or connecting highway or within 50 feet of the nearer right-of-way line of a state trunk highway or connecting highway, whichever is furthest from the centerline.

OWNER:
BROOKFIELD16, LLC
3903 W. MEQUON RD.
MEQUON, WI 53092
PHONE: (262) 366-2242

LOCALITY MAP:
S.W. 1/4, SEC. 35, T. 7 N., R. 20 E.
SCALE: 1"=1000'

SCALE: 1"=50'



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

# CARPENTER ROAD SUBDIVISION

BEING LANDS LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4, Thence North 89°12'43" East along the North line of said Southwest 1/4, 2113.57 feet to a point, said place being place of beginning of lands hereinafter described.

Thence continuing North 89°12'43" East along said North line, 555.94 feet to the Northeast corner of said Southwest 1/4; Thence South 00°37'08" East along the East line of said Southwest 1/4, 667.93 feet to a point; Thence South 67°50'10" West 208.28 feet to a point on the North Right-of-Way line of "Franklin Drive"; Thence Westerly 134.95 feet along the arc of a curve whose center lies to the South, whose radius is 60.00 feet, whose central angle is 128°51'59" and whose chord bears North 86°36'09.5" West along said North line, 108.25 feet to a point; Thence Northwesterly 157.60 feet along the arc of a curve whose center lies to the North, whose radius is 204.26 feet, whose central angle is 44°12'28" and whose chord bears North 68°56'20" West along said North line, 153.72 feet to a point; Thence North 46°50'08" West along said North line, 94.17 feet to a point; Thence Northwesterly 132.41 feet along the arc of a curve whose center lies to the South, whose radius is 172.63 feet, whose central angle is 43°56'51" and whose chord bears North 68°48'35.5" West along said North line, 129.19 feet to a point; Thence South 89°13'03" West along said North line, 256.69 feet to a point on the East line of "Joyce Acres Addition Number 1"; Thence North 00°41'47" West along said East line, 165.00 feet to a point on the South line of Certified Survey Map Number 3361 and its extension; Thence North 89°12'43" East along said South line, 326.30 feet to a point on the East line of said Certified Survey Map; Thence North 00°48'26" East along said East line, 225.00 feet to a point on the North Right-of-Way of "Carpenter Road" and the South line of Certified Survey Map Number 5038; Thence North 89°12'43" East along said South line, 8.48 feet to a point on the East line of said Certified Survey Map; Thence North 00°48'26" West along said East line, 175.00 feet to the point of beginning of this description.

Said Parcel contains 443,497 Square Feet (or 10.1813 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of BROOKFIELD16, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Platting Ordinance of the City of Brookfield, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Ted R. Indermuehle, P.L.S.  
Professional Land Surveyor, S-3119  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

## UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by

BROOKFIELD16, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BROOKFIELD16, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

### APPROVING AGENCIES:

1. City of Brookfield

### AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use
3. Department of Transportation

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

BROOKFIELD16, LLC

Paul H. Apfelbach, Sole Member

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Paul H. Apfelbach, Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: \_\_\_\_\_  
Public, Waukesha County, WI  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

TRI CITY NATIONAL BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BROOKFIELD16, LLC, owner, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

TRI CITY NATIONAL BANK

Troy Sweere, Assistant Vice President

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Troy Sweere, Assistant Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_County, WI  
My Commission Expires: \_\_\_\_\_

## TRANS 233.05 ACCESS TO INTERSTATE HIGHWAY 94

No land divider may divide land in such a manner that a private road or driveway connects with a state trunk highway or connecting highway or any service road lying partially within the right-of-way of a state trunk highway or connecting highway, unless the land divider has received a special exception for that purpose approved by the department, district office or reviewing municipality under s. Trans 233.11. The following restriction shall be placed on the face of the land division map, or as part of the owner's certificate required under s. 236.21 (2) (a), Stats., and shall be executed in the manner specified for a conveyance: All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Interstate 94; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "CARPENTER ROAD SUBDIVISION".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Pamela F. Reeves, County Treasurer

## CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA)

I, Robert Scott, being duly appointed, qualified and acting Director of Finance of the City of Brookfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "CARPENTER ROAD SUBDIVISION".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Robert Scott, City Treasurer

## CITY OF BROOKFIELD CERTIFICATE:

Resolved, that the plat known as "CARPENTER ROAD SUBDIVISION", in the City of Brookfield, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Brookfield on this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, which action becomes effective upon receipt of all other reviewing agencies and all conditions of the City of Brookfield approvals are satisfied as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Steven V. Ponto, Mayor

Michelle Luedtke, City Clerk

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_



Department of Administration

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